CERTIFICATION OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "THE EASTERLY 1/2 OF TRACT 2" WAS CONVEYED BY PATSY ANNE MOORE, MARRIED, TO DONALD R. MOORE, SR. AND PATSY ANNE MOORE. HUSBAND AND WIFE. BY DEED DATED 07/23/1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 970011999. OWNER'S CERTIFICATE THE SUBDIVISION OF LAND AND HIGHWAY DEDICATION SHOWN ON THIS PLAT AND KNOWN AS "THE EASTERLY 1/2 OF TRACT 2 - GEORGE A. RICHARDSON ESTATE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. SIGNATURE (DONALD R. MOORE, SR.) SIGNATURE (PATSY ANNE MOORE) CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

Jennister J. Bryant _, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 23 DAY OF FEOTILISM., 2017.

MY COMMISSION EXPIRES 4 30 2017

GRAPHIC SCALE 400 400

AREA CALCULATIONS

ORIGINAL AREA BY DEED 21.12 AC.± (AFTER HIGHWAY DEDICATION) 916,338 S.F.± (21.036 AC.±

LOT AREAS:

LOT 3

LOT 1 132,142 S.F.± (3.034 AC.±) 479,917 S.F.± (11.017 AC.± LOT 2

TOTAL 916,338 S.F.± (21.036 AC.±)

304,279 S.F.± (6.985 AC.±)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUTNY OF JAMES CITY, VIRGINIA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUTNY.

R. Seloit A.D. SEBERT, L.S.

01/04/2017 DATE

IVERVIEW ROAD

VICINITY MAP SCALE: 1" = 1/2 MILE

RICHÁRDSON 800 PARCEL "1-B" PEACHLAND T.M. (15-1)(1-2)5332 RÎVERVIÊW ROAD N/F CRUMP PARCEL "A" - T.M. (15-1)(1-3) 5330 RIVERVIEW ROAD N/F CRUMP PARCEL "B" - T.M. (15-3)(1-4A) 5338 RIVERVIEW ROAD / ⇔ EXISTING N/F NIXON PARCEL 6 (PB 45 PG 47) PT. CLARENCE RICHARDSON ESTATE T.M. (15-3)(1-4F) 5346 RIVERVIEW ROAD N/F RICHARDSON PARCEL 5 (PB 45 PG 47) PT. CLARENCE RICHARDSON ESTATE OSTANCE T.M. (15-3)(1-4G) 5354 RIVERVIEW ROAD PRESCAINTINE OF POAD N'/F WEST PARCEL 3 (PB 45 PG 47) N /F RICHARDSON PT, CLARENCE RICHARDSON PARCEL 4 (PB 45 PG 47) PT. CLARENCE RICHARDSON EXISTING ESTATE T.M. (15-3)(1-4D) HOUSE **ESTATE** 5370 RIVERVIÈW RÓAD T.M. (15-3)(1-4E) 5362 RIVERVIEW ROAD

> MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

> > VIRGINIA

GENERAL NOTES:

- 1. THE PROPERTY SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL 1530100003A AND THE CURRENT ADDRESS IS #5302 RIVERVIEW ROAD.
- 2. THE PROPERTY IS NOT SERVED BY PUBLIC WATER AND SEWER.
- 3. THE PROPERTY IS CURRENTLY ZONED A1
- 4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0065D. EFFECTIVE DATE 12/16/15.
- 5. THE TOTAL AREA SUBDIVIDED IS 21.12 ACRES ±.

6. MINIMUM BUILDING SETBACK LINES: FRONT = 100' FROM CENTERLINE OF S.R. 606 -- LOT 1 ONLY

FRONT = 50' LOTS 2-5 SIDE = 15'REAR = 35'

- 7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- 9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 11. THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
- 12. PROPOSED DRAINFIELD LOCATIONS ARE BASED UPON MARKERS SET BY "ADAM'S SEPTIC EVALUATION AND DESIGN, LLC"

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE#185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

ON-SITE SEWAGE DESPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY

2 (Large/Small Plat(s) Recorded herewith as #_170009598

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on MAY 10, 2011 at 11:54 AMPM, PB ____ PG ___ MONA A. FOLEY, CLERK

Mara A. Adery

2/28/2017 DATE 2/28/2017 DATE

27 Feb 2017

ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. OSCOLO BELLEVILLE DE TRANSPORTATION

CERTIFICATE OF APPROVAL
THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN

2 Kom IBGINIA DEPARTMENT OF HEALTH Ellen Cook SUBDIVISION AGENT OF JAMES CITY COUNTY

SEBERT SURVEYING CELL: (757) 345-0931 & AYOUT, LLC

173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931

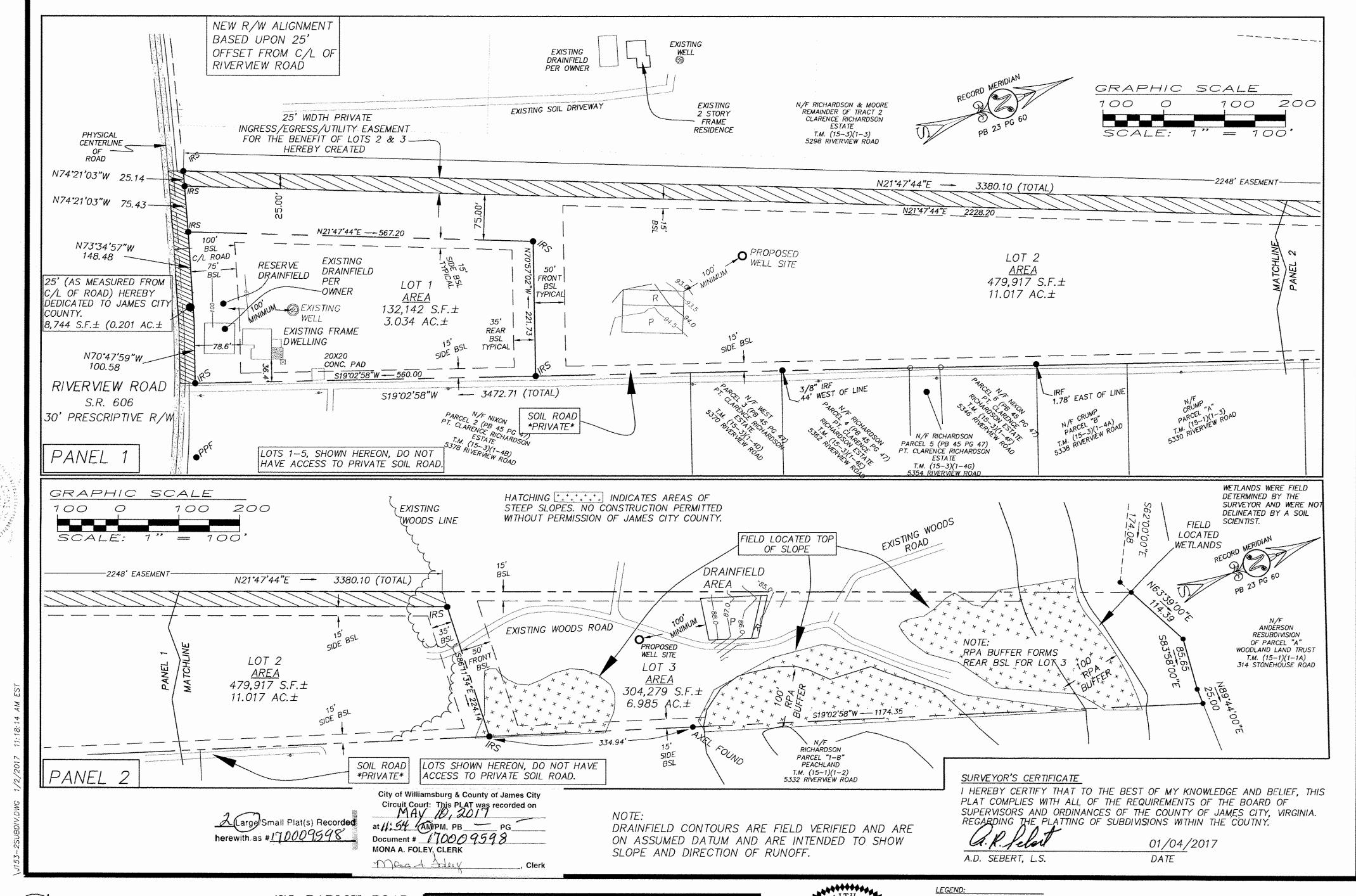
PLAT OF SUBDIVISION AND HIGHWAY DEDICATION BEING

THE EASTERLY 1/2 OF TRACT 2 GEORGE A. RICHARDSON, ESTATE STONEHOUSE DISTRICT JAMES CITY COUNTY

a.d. sebert

PINCH PIPE FOUND IRF IRON ROD FOUND **IPF** IRON PIPE FOUND NAIL SET BUILDING SETBACK LINE BSL RIGHT-OF-WAY R/W SANITARY MANHOLE coSANITARY CLEANOUT WATER METER WATER VALVE

DATE: 01/04/2017 REVISION /DATE/DESCRIPTION 2/17/17 PER COMMENTS DESIGNED BY: ADS SCALE: NOTED PROJECT NO. J153~2 DRAWING NO. 1 OF 2



SEBERT
SURVEYING C
& JAYOUT, LLC

173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413

PLAT OF SUBDIVISION
AND HIGHWAY DEDICATION
BEING
THE EASTERLY 1/2 OF TRACT 2
GEORGE A. RICHARDSON, ESTATE

STONEHOUSE DISTRICT

JAMES CITY COUNTY

A.D. SEBERT AND SURVEYOR

VIRGINIA

LEGEND:

PPF PINCH PIPE FOUND

IRF IRON ROD FOUND

IPF IRON PIPE FOUND

IRS IRON ROD SET

BSL BUILDING SETBACK LINE

R/W RIGHT-OF-WAY

EP EDGE PAVEMENT

CO SANITARY CLEANOUT

WM WATER METER

WV WATER VALVE

DATE: 01/04/2017 REVISION /DATE/DESCRIPTION 1 2/17/2017 PER COMMENTS DESIGNED BY: ADS

SCALE: 1"= 100'

PROJECT NO.

J153-2

DRAWING NO.
2 OF 2